

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		WALDO RD, ARLINGTON

## OWNERSHIP

Owner 1:	PHILLIPS KARIN J		
Owner 2:			
Owner 3:			
Street 1:	45 HENDERSON STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	BUCHOLTZ MELVYN S -		
Owner 2:	-		
Street 1:	26 WALDO RD #2		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	781,900			781,900
Total Card	0.000	781,900			781,900
Total Parcel	0.000	781,900			781,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		498.03	/Parcel: 498.03

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	781,900	0	.		781,900		Year end	12/23/2021
2021	102	FV	759,100	0	.		759,100		Year End Roll	12/10/2020
2020	102	FV	747,700	0	.		747,700	747,700	Year End Roll	12/18/2019
2019	102	FV	667,900	0	.		667,900	667,900	Year End Roll	1/3/2019
2018	102	FV	590,800	0	.		590,800	590,800	Year End Roll	12/20/2017
2017	102	FV	538,700	0	.		538,700	538,700	Year End Roll	1/3/2017
2016	102	FV	538,700	0	.		538,700	538,700	Year End	1/4/2016
2015	102	FV	497,900	0	.		497,900	497,900	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

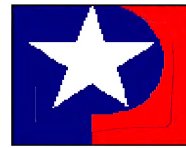
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Mail Update	MM	Mary M
5/17/2018	Measured	DGM	D Mann
2/7/2002	Inspected	PM	Peter M

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/30/21	19:18:13

**LAST REV**

Date	Time
07/15/20	15:15:24

mcmakin
14583

14583

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:		
View / Desir:		

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1927	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.119998932
Name:	

## RESIDENTIAL GRID

1st Res Grid						Desc: Line 1							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:	7	BR:	3	Baths:	2	HB						

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.31878972
Const Adj.:	1.03939605
Adj \$ / SQ:	418.077
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	960545
Depreciation:	178661
Depreciated Total:	781884

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
<b>Totals</b>			
1	7	3	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,570	418.080	656,38
Net Sketched Area:		1,570	Total:	656,38
Size Ad	1570 Gross Area	1570	FinArea	1570

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
81						
81						
70						

**IMAGE**

